

TEXAS TRANSPORTATION COMMISSION

DALLAS County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the City of Rowlett, Dallas County, on I-30, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 5120, at Page 74, Deed Records of Dallas County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.


Sapphire Bay Land Holdings I, LLC is an abutting landowner and has requested to purchase the tract for \$71,450.

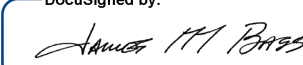
The commission finds \$71,450 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Sapphire Bay Land Holdings I, LLC for \$71,450; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

Recommended by:

DocuSigned by:

BDEE0413AC9E4EC
Director, Right of Way Division

DocuSigned by:

A36629BA647D4BD...
Executive Director

115830 Aug 27 2020

Minute	Date
Number	Passed

EXHIBIT "A"

County: Dallas
Highway: Interstate Highway No.30
Tract 1
STA. 1757+78.76 to STA. 1758+93.25
ROW CSJ: 0009-11-246

Page 1 of 3
March 5, 2019
REV: Jan, 2020

Description for Tract 1

BEING 2,858 square feet of land situated in the H. Mcmilan Survey, Abstract Number 853 and The William Crabtree Survey Number 196D, Abstract Number 346, City of Rowlett, Dallas County, Texas, and being a portion of a tract of land conveyed to THE STATE OF TEXAS, as recorded in Volume 5120, Page 74, Deed Records Dallas County, Texas (D.R.D.C.T), said 2,858 square feet (0.0656 acres) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch capped iron rod stamped "BRITTAN & CRAWFORD" (Controlling Monument C.M.) found for the most southwesterly corner of a tract of land conveyed to THE STATE OF TEXAS, by Judgement Cause 6679-A, as recorded in Volume 5470, Page 545, D.R.D.C.T and being on the existing southerly Right-Of-Way line of Interstate Highway 30 (IH30) (A Variable Width Right-Of-Way) and being the south corner of Dalrock Road, (A 60 foot prescriptive Right-Of-Way), deed record not found, also being a northern angle point of a tract of land conveyed to BAYSIDE LAND PARTNERS, LLC, as recorded in Document Number 201500126207, Official Public Records Dallas County Texas, (O.P.R.D.C.T);

THENCE North 54 Degrees 15 Minutes 39 Seconds West, along the common line of said Dalrock Road and BAYSIDE LAND PARTNERS tract of land for a distance of 60.70 feet to a found 1/2 inch capped iron rod stamped "BRITTAN & CRAWFORD" (C.M.) for the **POINT OF BEGINNING** at Station 1757+78.76, 477.97 feet Right, having Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00 surface coordinates of North=7,007,656.34 feet, East=2,576,640.39 feet and being the west corner of said Dalrock Road, a northern angle point of said BAYSIDE LAND PARTNERS tract of land the south corner of said STATE OF TEXAS tract of land, as recorded in Volume 5120, Page 74, D.R.D.C.T, and also being on the existing southerly Right-Of-Way line of said IH30;

- 1) **THENCE** North 08 Degrees 06 Minutes 05 Seconds East, along the common line of said THE STATE OF TEXAS tract of land, as recorded in Volume 5120, Page 74, D.R.D.C.T the BAYSIDE LAND PARTNERS tract of land, and the existing southerly Right-Of-Way line of said IH30 for a distance of 80.25 feet to a 1/2 inch capped iron rod stamped "BRITTAN & CRAWFORD" (C.M.), found for an angle point in the existing southerly Right-Of-Way line of said IH30 and said BAYSIDE LAND PARTNERS tract of land and also being the southeast corner of a tract of land conveyed to STATE OF TEXAS, as recorded in Volume 70207, Page 1082, D.R.D.C.T;**

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March 5, 2019
REV: Jan, 2020

Description for Tract 1

- 2) **THENCE** North 83 degrees 40 minutes 21 seconds East, over and across said STATE OF TEXAS tract of land, as recorded in Volume 5120, Page 74, D.R.D.C.T and along the proposed southerly Right-Of-Way line of IH30, for a distance of 73.55 feet to a set "X" cut on the existing northerly Right-Of-Way line of said Dalrock Road, same being the southerly line of said THE STATE OF TEXAS tract of land, as recorded in Volume 5120, Page 74, D.R.D.C.T.; **
- 3) **THENCE** South 43 degrees 57 minutes 05 seconds West, along the common line of the existing northerly Right-Of-Way line of said Dalrock Road and the southerly line of said THE STATE OF TEXAS tract, as recorded in Volume 5120, Page 74, D.R.D.C.T., for a distance of 121.62 feet to the **POINT OF BEGINNING**, and containing 0.0656 acres (2,858 square feet) of land.

** The monument described in this call, if destroyed or damaged during construction, may be replaced with a TxDOT Type II Right-of-Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

NOTES:

1. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00.
2. All coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.000146135 (TxDOT Rockwall County Scale Factor).
3. A survey plat of even date herewith accompanies the legal description.

I, Dustin D. Davison, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

 
Dustin D. Davison, R.P.L.S. Date
Texas Registration No. 6451
ARS Engineers, Inc.
12801 N. Central Expy, Suite 1250
Dallas, TX 75243
TBPELS Firm No. 10131900



EXHIBIT "A"

STATE OF TEXAS
VOL. 70207, PG. 1082
D.R.D.C.T.

STATE OF TEXAS
VOL. 5120, PG. 74
D.R.D.C.T.

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH R.O.W.)

EXISTING R.O.W.

WILLIAM CRABTREE SURVEY
ABSTRACT NUMBER 196D 346

P.O.B.
N=7,007,656.34
E=2,576,640.39
STA=1757+78.76
OFFSET=477.97' RT
1/2" C.I.R.F. STAMPED,
"BRITTAIN & CRAWFORD"
C.M.

[A] 1/2" C.I.R.F. STAMPED, "BRITTAIN & CRAWFORD" C.M.

** THE MONUMENT DESCRIBED AND SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.

NOTE:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (2011 ADJUSTMENT) 2010 EPOCH, NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN ARE SURFACE UNLESS OTHERWISE NOTED AND MAY BE CONVERTED TO GRID BY DIVIDING BY A FACTOR OF 1.000146135.

A LEGAL DESCRIPTION AT EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.

LEGEND

- PROPOSED RIGHT OF WAY LINE
- PROPERTY LINE
- COUNTY LINE
- EXISTING RIGHT-OF-WAY LINE
- SURVEY LINE
- FENCE LINE
- CITY LIMITS
- EASEMENTS / DEED LINE
- RAILROAD
- STRUCTURE

○ SET 5/8-INCH IRON ROD WITH A PINK PLASTIC CAP STAMPED: TXDOT SURVEY MARKER & RIGHT OF WAY MONUMENT* UNLESS OTHERWISE NOTED

● FOUND MOUNTED AS NOTED

FND - FOUND

P.O.B. - POINT OF BEGINNING

P.O.C. - POINT OF COMMENCEMENT

C.M. - CONTROLLING MONUMENT

A PLAT OF A SURVEY OF TRACT 1

INTERSTATE HIGHWAY No. 30

RCSJ: 0009-11-246

A 0.0656 ACRE (2,858 SQFT)

TRACT OF LAND IN THE

H. MCMILAN SURVEY,

ABSTRACT No. 853 & THE WILLIAM CRABTREE

SURVEY, ABSTRACT No. 346

AND BEING IN THE CITY OF ROWLETT,

DALLAS COUNTY, TEXAS

MARCH, 2019

REVISED: JANUARY, 2020

BAYSIDE LAND PARTNERS, LLC

CALLED 116.932-ACRE TRACT

TRACT 4

DOCUMENT NO. 201500126207,

O.P.R.D.C.T.

EXECUTED: MAY 14, 2015



I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

Dustin D. Davison 1-23-20

DUSTIN D. DAVISON, R.P.L.S. TEXAS NO. 6451



ABSTRACT NUMBER 853
H. MCMILAN SURVEY

JUDGEMENT CAUSE # 6679-A
VOL. 5470, PG. 545
D.R.D.C.T.

P.O.C
1/2" C.I.R.F.
STAMPED, "BRITTAIN & CRAWFORD"
C.M.

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STAMPED, "BRITTAIN & CRAWFORD"
C.M.

EXISTING R.O.W.

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